

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
PER AB 1X 26 - SECTION 34177 (l)(2)(A)

City of Stockton, Successor Agency to the Stockton Redevelopment Agency
Name of former Redevelopment Agency: Stockton Redevelopment Agency
Project Area(s): ALL

Item No.	Project Name / Debt Obligation	Payee	Description	Source of Payment	Maturity	Total Outstanding	Jan	Feb	Mar	Apr	May	Jun	Total Jan 2012 - Jun 2012
Bonds													
1	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2003 Housing COP	Property Taxes	2033	21,931,975	-	326,372	-	-	-	663,564	989,936
2	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2006 Series C Revenue Bond	Property Taxes	2037	51,324,388	-	826,982	-	-	-	1,285,666	2,112,648
3	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond	Property Taxes	2037	95,671,988	-	1,349,256	-	-	-	1,659,256	3,008,512
4	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series B - Revenue Bond	Property Taxes	2013	2,536,944	-	71,082	-	-	-	1,786,615	1,857,697
5	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2004 Revenue Bond - Arena	Property Taxes	2036	83,378,320	-	1,061,114	-	-	-	1,516,114	2,577,228
Total						254,843,615	-	3,634,806	-	-	-	6,911,215	10,546,021
June payment to cover fall debt service, due to uneven spring/fall payments.													
Loans													
6	State Debt	State Department of Boating and Waterways	DBAW Marina Construction Loan	Property Taxes	2040	19,856,296	-	-	-	-	-	684,701	684,701
7	State Debt	State Department of Boating and Waterways	DBAW Planning Loan	Property Taxes	2012	34,976	-	-	-	-	-	34,976	34,976
8	Fee Deferral	Public Facility Fees	Development Impact fees for 612 Carlton Ave	Property Taxes	2058	143,954	-	-	-	-	-	35,989	35,989
9	Fee Deferral - WorkNet Office Bldg	Public Facility Fees	Development Impact fees for Worknet Office Building	Property Taxes	2059	196,950	-	-	-	-	-	49,238	49,238
10	Fee Deferral - Cineplex	Public Facility Fees	Development Impact fees for Cineplex project	Property Taxes	2012	12,937	-	-	12,937	-	-	-	12,937
Total						20,245,113	-	-	12,937	-	-	804,903	817,840
State debt due Aug 1													
*Projected payments - four equal installments													
Settlements and/or Judgements													
11	Agency Vs. Union Oil	Brown & Winters and/or Union Oil	Union Oil Dispute Re: Ground Water Contamination	Property Taxes		2,000,000	-	-	-	-	-	2,000,000	2,000,000
12	Price Vs. City of Stockton	California Rural Legal Assistance	Tenant relocation assistance \$1,455,000: \$460,652 expended, remaining obligation \$994,348. Replacement of 185 housing units: 146 completed, remaining obligation 39 units @ 30% of AML (est cost \$4M). *Subject to final determination by the parties.	Property Taxes		4,994,348	-	-	-	-	-	4,994,348	4,994,348
Total						6,994,348	-	-	-	-	-	6,994,348	6,994,348
Active Litigation													
13	Civic Partners	Freeman, D'Aiuto, Pierce, Gurev, Keeling & Wolf	Developer Claims RDA Breached Contract (Legal defense costs)	Property Taxes		3,000,000	25,424	60,000	60,000	60,000	60,000	60,000	325,424
14	Agency vs. BNSF	Brown & Winters	Contamination at Worknet Site & Southpointe (Litigation expenses)	Property Taxes		826,063	-	76,063	16,521	16,521	16,521	16,521	142,148
15	Agency vs. State (Caltrans)	Brown & Winters	Coincides with BNSF case, Caltrans is a former owner (Litigation expenses)	Property Taxes		250,000	-	5,000	5,000	5,000	5,000	5,000	25,000
16	Agency vs. Colberg	Brown & Winters	Polanco Act corrective action trial (Litigation expenses)	Property Taxes		2,000,000	-	40,000	40,000	40,000	40,000	40,000	200,000
Total						6,076,063	25,424	181,063	121,521	121,521	121,521	121,521	692,572
*Total outstanding is an estimate, and may not include future settlement/judgement amount. Monthly costs are projected at 2% of the total outstanding obligation.													
Committed Project Expenses													
17	AT&T Datacomm	AT&T Datacomm	Contract for installation of Security Cameras	Bond Proceeds		377,644	-	-	-	-	-	377,644	377,644
18	Vintage	Visionary Home Builders	Housing Loan	Property Taxes		210,484	-	-	52,621	52,621	52,621	52,621	210,484
19	Community of All Nations	Visionary Home Builders	Housing Loan	Property Taxes		102,867						102,867	102,867
20	Quincy Engineering Inc	Quincy Engineering Inc	El Dorado Street Widening Phase II	Bond Proceeds		741	-	-	-	-	-	741	741
21	Wallace Kuhl & Associates	Wallace Kuhl & Associates	South Shore	Property Taxes		30,259	-	-	-	-	-	30,259	30,259
22	Condor Earth Technologies	Condor Earth Technologies	Marina Water Quality Testing	Property Taxes		874	-	-	-	-	-	874	874
23	Diede Construction	Diede Construction	Design and Construction of Morelli Park	Property Taxes		458,930	-	-	114,733	114,733	114,733	114,731	458,929
24	Treadwell and Rollo Inc	Treadwell and Rollo Inc	Parcel 2A & 24 Remediation	Property Taxes		12,055	-	-	-	-	-	12,055	12,055
25	Wallace Kuhl & Associates	Wallace Kuhl & Associates	Removal Action Plan for Promenade & South Pointe	Property Taxes		104,956	-	-	-	-	-	104,956	104,956
26	Costar Realty	Costar Realty	Economic Development Contract	Property Taxes		1,277	-	-	-	-	-	1,277	1,277
27	D R Jolley Co	D R Jolley Co	McKinley Park caretaker Building Asbestos Removal	Bond Proceeds		5,630	-	-	-	-	-	5,630	5,630
28	Kjeldsen Sinnock & Neudeck Inc	Kjeldsen Sinnock & Neudeck Inc	Van Buskirk Park Improvement Project	Property Taxes		9,787	-	-	9,787	-	-	-	9,787
29	Rodgers Construction	Rodgers Construction	Airport Way Streetscape Phase 3	Bond Proceeds		124,859	-	-	31,215	31,215	31,215	31,214	124,858
30	Kjeldsen Sinnock & Neudeck Inc	Kjeldsen Sinnock & Neudeck Inc	Airport Way Streetscape Phase 3	Bond Proceeds		25,939	-	-	6,485	6,485	6,485	6,484	25,938
31	Airport Way Streetscape Phase 3	City of Stockton	Airport Way Streetscape Phase 3. Proj mgmt/construction contingency	Bond Proceeds		57,358	-	-	14,339	14,339	14,339	14,338	57,356
32	Hotel Stockton	Hotel Stockotn Investors	Renovation of Hotel Stockton - for affordable housing	Property Taxes		69,426	-	-	-	-	34,713	34,713	69,426
33	Remediation of Areas 24 and 4	City of Stockton	Remediation of lots north and south of Worknet site	Property Taxes		500,000	-	-	-	-	-	-	-
Total						2,093,086	-	-	229,179	219,392	254,105	890,404	1,593,081
Assessments													
34	Downtown Stockton Alliance	Downtown Stockton Alliance	DSA Assessment of RDA owned properties	Property Taxes	2016	247,530	-	-	47,530	-	-	-	47,530
Total						247,530	-	-	47,530	-	-	-	47,530
*Assumes properties will be sold no later than 2016													
Administrative Costs													
35	Agency Staff & Overhead	Agency Employees through City of Stockton	Existing salary, benefits, and overhead for Agency administration - Property maintenance & management	Administrative Cost Allowance		1,034,570	172,428	172,428	172,428	172,428	172,428	172,428	1,034,570
Total						1,034,570	172,428	172,428	172,428	172,428	172,428	172,428	1,034,570
Total Enforceable Obligations						291,534,324	197,852	3,988,298	583,596	513,342	548,055	15,894,820	21,725,962

ROPS DEBT SERVICE SCHEDULE (ESTIMATE OF ANNUAL PAYMENTS)
PER AB 1X 26 - SECTION 34177 (I)(2)(A)

City of Stockton, Successor Agency to the Stockton Redevelopment Agency
Name of former Redevelopment Agency: Stockton Redevelopment Agency
Project Area(s): ALL

ESTIMATED ANNUAL PAYMENTS (Fiscal Year July 1 - June 30):																
Item No.	Project Name / Debt Obligation	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Bonds																
1	Low/Mod Housing Bonds		990,170	989,681	988,471	986,539	988,822	990,186	984,382	986,225	986,763	981,135	984,210	980,859	995,195	997,497
2	Low/Mod Housing Bonds		2,114,358	2,109,377	2,107,705	2,109,033	2,108,210	2,102,947	2,102,777	2,070,546	2,066,254	2,063,698	2,062,536	2,018,969	1,892,292	1,852,503
3	Redevelopment Revenue Bonds		3,000,763	3,550,763	3,769,513	3,453,138	3,886,138	4,694,388	4,058,513	4,716,888	4,713,013	2,007,013	2,835,763	3,310,013	4,406,138	4,374,888
4	Redevelopment Revenue Bonds		1,455,972	1,009,890												
5	Redevelopment Revenue Bonds		2,570,687	2,621,346	2,673,221	2,726,674	2,781,484	2,837,575	2,895,615	2,954,310	3,012,725	3,071,025	3,134,091	3,196,547	3,257,963	3,322,944
Total		-	10,131,949	10,281,057	9,538,909	9,275,384	9,764,652	10,625,095	10,041,287	10,727,968	10,778,754	8,122,870	9,016,599	9,506,387	10,551,587	10,547,832
Loans																
6	State Debt		684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701
7	State Debt		34,976													
8	Fee Deferral		35,989	35,989	35,989											
9	Fee Deferral - WorkNet Office Bldg		49,238	49,238	49,238											
10	Fee Deferral - Cineplex															
Total		-	804,903	769,927	769,927	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701	684,701
Settlements and/or Judgements																
11	Agency Vs. Union Oil	-														
12	Price Vs. City of Stockton	-														
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Active Litigation																
13	Civic Partners		2,674,576													
14	Agency vs. BNSF		683,915													
15	Agency vs. State (Caltrans)		225,000													
16	Agency vs. Colberg		1,800,000													
Total		-	5,383,491	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed Project Expenses																
17	AT&T Datacomm	-														
18	Vintage	-														
19	Community of All Nations	-														
20	Quincy Engineering Inc	-														
21	Wallace Kuhl & Associates	-														
22	Condor Earth Technologies	-														
23	Diede Construction	-														
24	Treadwell and Rollo Inc	-														
25	Wallace Kuhl & Associates	-														
26	Costar Realty	-														
27	D R Jolley Co	-														
28	Kjeldsen Sinnock & Neudeck Inc	-														
29	Rodgers Construction	-														
30	Kjeldsen Sinnock & Neudeck Inc	-														
31	Airport Way Streetscape Phase 3	-														
32	Hotel Stockton	-														
33	Remediation of Areas 24 and 4		500,000													
Total		-	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments																
34	Downtown Stockton Alliance	-	50,000	50,000	50,000	50,000										
Total		-	50,000	50,000	50,000	50,000	-	-	-	-	-	-	-	-	-	-
Administrative Costs																
35	Agency Staff & Overhead	-	506,110	333,030	310,765	300,303										
Total		-	506,110	333,030	310,765	300,303	-	-	-	-	-	-	-	-	-	-
		-	17,376,454	11,434,014	10,669,601	10,310,388	10,449,353	11,309,796	10,725,988	11,412,669	11,463,455	8,807,571	9,701,300	10,191,088	11,236,288	11,232,533

[illegible]

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
PER AB 1X 26 - SECTION 34177 (l)(2)(A)

Amended 5/17/2012 per Department of Finance Request:
Wrenna Finche, DOF

City of Stockton, Successor Agency to the Stockton Redevelopment Agency
Name of former Redevelopment Agency: Stockton Redevelopment Agency
Project Area(s): ALL

Item No.	Project Name / Debt Obligation	Payee	Description	Source of Payment	Maturity	Total Outstanding	Jan	Feb	Mar	Apr	May	Jun	Total Jan 2012 - Jun 2012
Bonds													
1	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2003 Housing COP	Property Taxes	2033	21,931,975	-	326,372	-	-	-	-	326,372
2	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2006 Series C Revenue Bond	Property Taxes	2037	51,324,388	-	826,982	-	-	-	-	826,982
3	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond	Property Taxes	2037	95,671,988	-	1,349,256	-	-	-	-	1,349,256
4	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series B - Revenue Bond	Property Taxes	2013	2,536,944	-	71,082	-	-	-	-	71,082
5	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2004 Revenue Bond - Arena	Property Taxes	2036	83,378,320	-	1,061,114	-	-	-	-	1,061,114
Total						254,843,615	-	3,634,806	-	-	-	-	3,634,806
June payment to cover fall debt service, due to uneven spring/fall payments.													
Loans													
7	State Debt	State Department of Boating and Waterways	DBAW Planning Loan	Property Taxes	2012	34,976	-	-	-	-	-	-	-
8	Fee Deferral	Public Facility Fees	Development Impact fees for 612 Carlton Ave	Property Taxes	2058	143,954	-	-	-	-	-	-	-
9	Fee Deferral - WorkNet Office Bldg	Public Facility Fees	Development Impact fees for Worknet Office Building	Property Taxes	2059	196,950	-	-	-	-	-	-	-
10	Fee Deferral - Cineplex	Public Facility Fees	Development Impact fees for Cineplex project	Property Taxes	2012	12,937	-	-	-	-	4,874	-	4,874
Total						388,817	-	-	-	-	4,874	-	4,874
State debt due Aug 1 *Projected payments - four equal installments													
Settlements and/or Judgements													
11	Agency Vs. Union Oil	Brown & Winters and/or Union Oil	Union Oil Dispute Re: Ground Water Contamination	Property Taxes		2,000,000	-	-	-	-	-	-	-
Tenant relocation assistance \$1,455,000: \$460,652 expended, remaining obligation \$994,348. Replacement of 185 housing units: 146 completed, remaining obligation 39 units @ 30% of AMI (est cost \$4M). *Subject to final determination by the parties.							-	-	-	-	-	-	-
12	Price Vs. City of Stockton	California Rural Legal Assistance		Property Taxes		4,994,348	-	-	-	-	-	-	-
Total						6,994,348	-	-	-	-	-	-	-
Active Litigation													
13	Civic Partners	Freeman, D'Aluto, Pierce, Gurev, Keeling & Wolf (prior Wulfsberg Reese)	Developer Claims RDA Breached Contract (Legal defense costs)	Property Taxes		3,000,000	27,411	-	658	2,631	-	3,000	33,699
14	Agency vs. BNSF	Brown & Winters	Contamination at Worknet Site & Southpointe (Litigation expenses)	Property Taxes		826,063	-	-	-	-	-	1,000	1,000
15	Agency vs. State (Caltrans)	Brown & Winters	Coincides with BNSF case, Caltrans is a former owner (Litigation expenses)	Property Taxes		250,000	-	-	-	-	-	-	-
16	Agency vs. Colberg	Brown & Winters	Polanco Act corrective action trial (Litigation expenses)	Property Taxes		2,000,000	27,411	-	658	2,631	-	4,000	34,699
Total						6,076,063	27,411	-	658	2,631	-	4,000	34,699
*Total outstanding is an estimate, and may not include future settlement/judgement amount. Monthly costs are projected at 2% of the total outstanding obligation.													
Committed Project Expenses													
17	AT&T Datacomm	AT&T Datacomm	Contract for installation of Security Cameras	Bond Proceeds		377,644	-	-	-	-	-	-	-
18	Vintage	Visionary Home Builders	Housing Loan	Property Taxes		210,484	-	-	-	-	-	-	-
19	Community of All Nations	Visionary Home Builders	Housing Loan	Bond Proceeds		102,867	-	-	-	-	-	-	-
21	Wallace Kuhl & Associates	Wallace Kuhl & Associates	South Shore	Property Taxes		30,259	-	-	-	-	-	-	-
22	Condor Earth Technologies	Condor Earth Technologies	Marina Water Quality Testing	Property Taxes		874	-	-	-	-	-	-	-
24	Treadwell and Rolo Inc	Treadwell and Rolo Inc	Parcel 2A & 24 Remediation	Property Taxes		12,055	-	-	-	-	-	-	-
25	Wallace Kuhl & Associates	Wallace Kuhl & Associates	Removal Action Plan for Promenade & South Pointe	Property Taxes		104,956	-	-	-	-	-	-	-
27	D R Jolley Co	D R Jolley Co	McKinley Park caretaker Building Asbestos Removal	Bond Proceeds		5,630	-	-	-	-	-	-	-
28	Kjeldsen Sinnock & Neudeck Inc	Kjeldsen Sinnock & Neudeck Inc	Van Buskirk Park Improvement Project	Property Taxes		9,787	-	9,559	-	-	-	-	9,559
29	Rodgers Construction	Rodgers Construction	Airport Way Streetscape Phase 3	Bond Proceeds		124,859	124,859	-	-	-	-	-	124,859
30	Kjeldsen Sinnock & Neudeck Inc	Kjeldsen Sinnock & Neudeck Inc	Airport Way Streetscape Phase 3	Bond Proceeds		25,939	25,939	-	-	-	-	-	25,939
31	Airport Way Streetscape Phase 3	City of Stockton	Airport Way Streetscape Phase 3. Proj mgmt/construction contingency	Bond Proceeds		57,358	57,358	-	-	-	-	-	57,358
32	Hotel Stockton	Hotel Stockton Investors	Renovation of Hotel Stockton - for affordable housing	Property Taxes		69,426	-	-	-	-	-	-	-
33	Remediation of Areas 24 and 4	City of Stockton	Remediation of lots north and south of Worknet site	Property Taxes		500,000	-	-	-	-	-	-	-
Total						1,632,138	208,156	9,559	-	-	-	-	217,715
Assessments													
34	Downtown Stockton Alliance	Downtown Stockton Alliance	DSA Assessment of RDA owned properties	Property Taxes	2016	247,530	-	-	-	-	47,530	-	47,530
Total						247,530	-	-	-	-	47,530	-	47,530
*Assumes properties will be sold no later than 2016													
Administrative Costs													
35	Agency Staff & Overhead	Agency Employees through City of Stockton	Existing salary, benefits, and overhead for Agency administration - Property maintenance & management	Administrative Cost Allowance		250,000	41,667	41,667	41,667	41,667	41,667	41,667	250,000
Total						250,000	41,667	41,667	41,667	41,667	41,667	41,667	250,000
Total Enforceable Obligations						270,432,511	277,233	3,686,032	42,325	44,297	94,071	45,667	4,189,625

City of Stockton, Successor Agency to the Stockton Redevelopment Agency
Name of former Redevelopment Agency: Stockton Redevelopment Agency
Project Area(s): ALL

		ESTIMATED ANNUAL PAYMENTS (Fiscal Year July 1 - June 30):																															
Item No.	Project Name / Debt Obligation	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Annual Payments	
Bonds																																	
1	Low/Mod Housing Bonds		990,170	989,681	988,471	986,539	988,822	990,186	984,382	986,225	986,763	981,135	984,210	980,859	995,195	997,497	997,952	996,610	998,345	993,013	995,833	1,001,323	994,217										20,807,426
2	Low/Mod Housing Bonds		2,114,358	2,109,377	2,107,705	2,109,033	2,108,210	2,102,947	2,102,777	2,070,546	2,066,254	2,063,698	2,062,536	2,018,969	1,892,292	1,852,503	1,850,311	1,849,168	1,848,731	1,843,829	1,800,663	1,798,891	1,796,794	1,789,202	1,790,598	1,785,468	1,783,468	1,779,082				50,497,406	
3	Redevelopment Revenue Bonds		3,000,763	3,550,763	3,769,513	3,453,138	3,886,138	4,694,388	4,058,513	4,716,888	4,713,013	2,007,013	2,835,763	3,310,013	4,406,138	4,374,888	3,643,806	3,627,900	3,631,350	3,623,631	3,507,631	3,498,219	3,594,488	3,590,781	3,589,200	3,082,869	3,077,181	3,078,750				94,322,731	
4	Redevelopment Revenue Bonds		1,455,972	1,009,890																												2,465,862	
5	Redevelopment Revenue Bonds		2,570,687	2,621,346	2,673,221	2,726,674	2,781,484	2,837,575	2,895,615	2,954,310	3,012,725	3,071,025	3,134,091	3,196,547	3,257,983	3,322,944	3,389,875	3,457,500	3,526,625	3,601,625	3,672,000	3,742,375	3,817,125	3,895,500	3,971,875	4,050,625	4,135,875				82,311,431		
	Total	-	10,131,949	10,281,057	9,538,909	9,275,384	9,764,652	10,625,095	10,041,287	10,727,968	10,778,754	8,122,870	9,016,599	9,506,387	10,551,587	10,547,832	9,881,944	9,931,178	10,005,051	10,062,098	9,976,127	10,040,808	10,202,624	9,275,483	9,351,673	8,918,962	8,996,524	4,857,832	-	-	-	250,410,631	
Loans																																	
7	State Debt		34,976																													34,976	
8	Fee Deferral		35,989	35,989	35,989																											107,966	
9	Fee Deferral - WorkNet Office Bldg		49,238	49,238	49,238																											147,713	
10	Fee Deferral - Cineplex		4,370	4,416																												8,786	
	Total	-	124,572	89,642	85,226	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	299,440
Settlements and/or Judgements																																	
11	Agency Vs. Union Oil	-																															-
12	Price Vs. City of Stockton	-																															-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Active Litigation																																	
13	Civic Partners		2,966,301																														2,966,301
14	Agency vs. BNSF		825,063																														825,063
15	Agency vs. State (Caltrans)		250,000																														250,000
16	Agency vs. Colberg		2,000,000																														2,000,000
	Total	-	6,041,364	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,041,364
Committed Project Expenses																																	
17	AT&T Datacomm	-																															-
18	Vintage	-																															-
19	Community of All Nations	-																															-
21	Wallace Kuhl & Associates	-																															-
22	Condor Earth Technologies	-																															-
24	Treadwell and Rollo Inc	-																															-
25	Wallace Kuhl & Associates	-																															-
27	D R Jolley Co	-																															-
28	Kjeldsen Sinnock & Neudeck Inc	-																															-
29	Rodgers Construction	-																															-
30	Kjeldsen Sinnock & Neudeck Inc	-																															-
31	Airport Way Streetscape Phase 3	-																															-
32	Hotel Stockton	-																															-
33	Remediation of Areas 24 and 4	-	500,000																														-
	Total	-	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments																																	
34	Downtown Stockton Alliance	-	50,000	50,000	50,000	50,000																											200,000
	Total	-	50,000	50,000	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-															

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
PER AB 1X 26 - SECTION 34177 (I)(2)(A)

City of Stockton, Successor Agency to the Stockton Redevelopment Agency
Name of former Redevelopment Agency: Stockton Redevelopment Agency
Project Area(s): ALL

							JULY - DECEMBER FISCAL PERIOD						July - Dec 2012 payments	JANUARY - JUNE FISCAL PERIOD						Jan - June 2013 payments	Fiscal Year 2012/13 Total
No.	Project Name / Debt Obligation	Payee	Description	Source of Payment	Maturity	Outstanding	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12		Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13		
Bonds																					
1	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2003 Housing COP	Property Taxes	2033	21,605,603			671,372				671,372			318,798				318,798	990,170
2	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2006 Series C - Revenue Bond	Property Taxes	2037	50,497,406			1,301,982				1,301,982			812,376				812,376	2,114,358
3	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond	Property Taxes	2037	94,322,731			1,659,256				1,659,256			1,341,506				1,341,506	3,000,763
4	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series B - Revenue Bond	Property Taxes	2013	2,465,862			1,426,082				1,426,082			29,890				29,890	1,455,972
5	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2004 Revenue Bond - Arena	Property Taxes	2036	82,317,206			1,516,114				1,516,114			1,054,573				1,054,573	2,570,687
Total						251,208,808	-	-	6,574,806	-	-	-	6,574,806	-	-	3,557,143	-	-	-	3,557,143	10,131,950
June payment to cover fall debt service, due to uneven spring/fall payments.																					
Loans																					
7	State Debt	State Department of Boating and Waterways	DBAW Planning Loan	Property Taxes	2012	34,976		34,976					34,976							-	34,976
8	Fee Deferral	Public Facility Fees	Development Impact fees for 612 Carlton Ave	Property Taxes	2058	143,954 *	35,989						35,989							-	35,989
9	Fee Deferral - WorkNet Office Bldg	Public Facility Fees	Development Impact fees for Worknet Office Building	Property Taxes	2059	196,950 *	49,238						49,238							-	49,238
10	Fee Deferral - Cineplex	Public Facility Fees	Development Impact fees for Cineplex project	Property Taxes	2012	8,626	12,937						12,937							-	12,937
Total						384,506	98,164	34,976	-	-	-	-	133,140	-	-	-	-	-	-	-	133,140
State debt due Aug 1																					
*Projected payments - four equal annual installments																					
Settlements and/or Judgements																					
11	Agency Vs. Union Oil	Brown & Winters and/or Union Oil	Union Oil Dispute Re: Ground Water Contamination Settlement assistance \$1,450,000; \$400,000 expenses; remaining	Property Taxes		2,000,000						2,000,000	2,000,000							-	2,000,000
12	Price Vs. City of Stockton	California Rural Legal Assistance	obligation \$994,348. Replacement of 185 housing units: 146 completed,	Property Taxes		4,994,348						2,000,000	2,000,000						2,000,000	2,000,000	4,000,000
Total						6,994,348	-	-	-	-	-	4,000,000	4,000,000	-	-	-	-	-	2,000,000	2,000,000	6,000,000
Active Litigation																					
13	Civic Partners	Freeman, D'Alui, Pierce, Gurev, Keeling & W	Developer Claims RDA Breached Contract (Legal defense costs)	Property Taxes		3,000,000 *	30,000	30,000	30,000	30,000	30,000	30,000	180,000	30,000	30,000	30,000	30,000	30,000	30,000	180,000	360,000
14	Agency vs. BNSF	Brown & Winters	Contamination at Worknet Site & Southpointe (Litigation expenses)	Property Taxes		826,063 *	76,063	8,261	8,261	8,261	8,261	8,261	117,366	8,261	8,261	8,261	8,261	8,261	8,261	49,564	166,930
15	Agency vs. State (Caltrans)	Brown & Winters	Coincides with BNSF case, Caltrans is a former owner (Litigation expenses)	Property Taxes		250,000 *	2,500	2,500	2,500	2,500	2,500	2,500	15,000	2,500	5,000	5,000	5,000	5,000	5,000	27,500	42,500
16	Agency vs. Colberg	Brown & Winters	Polanco Act corrective action trial (Litigation expenses)	Property Taxes		2,000,000 *	20,000	20,000	20,000	20,000	20,000	20,000	120,000	20,000	40,000	40,000	40,000	40,000	40,000	220,000	340,000
Total						6,076,063	128,563	60,761	60,761	60,761	60,761	60,761	432,366	60,761	83,261	83,261	83,261	83,261	83,261	477,064	909,430
*Total outstanding is an estimate, and may not include future settlement/judgement amount. Monthly costs are projected at 1% of the total outstanding obligation.																					
Project Expenses																					
17	AT&T Datacomm	AT&T Datacomm	Contract for installation of Security Cameras	Bond Proceeds		377,644	62,941	62,941	62,941	62,941	62,941	62,941	377,644							-	377,644
18	Vintage	Visionary Home Builders	Housing Loan	Property Taxes		210,484						210,484	210,484							-	210,484
19	Community of All Nations	Visionary Home Builders	Housing Loan	Bond Proceeds		102,867	2,867						2,867						100,000	100,000	102,867
21	Wallace Kuhl & Associates	Wallace Kuhl & Associates	South Shore	Property Taxes		30,259	30,259						30,259							-	30,259
22	Condor Earth Technologies	Condor Earth Technologies	Marina Water Quality Testing	Property Taxes		874	874						874							-	874
24	Treadwell and Rollo Inc	Treadwell and Rollo Inc	Parcel 2A & 24 Remediation	Property Taxes		12,055	12,055						12,055							-	12,055
25	Wallace Kuhl & Associates	Wallace Kuhl & Associates	Removal Action Plan for Promenade & South Pointe	Property Taxes		104,956	17,493	17,493	17,493	17,493	17,493	17,493	104,956							-	104,956
27	D R Jolley Co	D R Jolley Co	McKinley Park caretaker Building Asbestos Removal	Bond Proceeds		5,630	5,630						5,630							-	5,630
29	Rodgers Construction	Rodgers Construction	Airport Way Streetscape Phase 3	Bond Proceeds		30,840	30,840						30,840							-	30,840
30	Kjeldsen Sinnock & Neudeck Inc	Kjeldsen Sinnock & Neudeck Inc	Airport Way Streetscape Phase 3	Bond Proceeds		25,939	25,939						25,939							-	25,939
31	Airport Way Streetscape Phase 3	City of Stockton	Airport Way Streetscape Phase 3. Proj mgmt/construction contingency	Bond Proceeds		151,377	25,229	25,229	25,229	25,229	25,229	25,227	151,374							-	151,374
32	Hotel Stockton	Hotel Stockton Investors	Renovation of Hotel Stockton - for affordable housing	Property Taxes		69,426	69,426						69,426							-	69,426
33	Remediation of Areas 24 and 4	City of Stockton	Remediation of lots north and south of Worknet site	Property Taxes		500,000	41,667	41,667	41,667	41,667	41,667	41,667	250,000	41,667	41,667	41,667	41,667	41,667	41,667	250,000	500,000
Total						1,622,351	325,219	147,329	147,329	147,329	147,329	357,811	1,272,348	41,667	41,667	41,667	41,667	41,667	141,667	350,000	1,622,349
Assessments																					
34	Downtown Stockton Alliance	Downtown Stockton Alliance	DSA Assessment of RDA owned properties	Property Taxes	2016	200,000 *							-			50,000				50,000	50,000
Total						200,000	-	-	-	-	-	-	-	-	-	50,000	-	-	-	50,000	50,000
*Assumes properties will be sold no later than 2016																					
Administrative Costs																					
35	Agency Staff & Overhead	Agency Employees through City of Stockton	Existing salary, benefits, and overhead for Agency administration - Property maintenance & management	Administrative Cost Allowance		250,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	250,000
Total						250,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	250,000
Total Enforceable Obligations						266,736,076	572,780	263,899	6,803,730	228,923	228,923	4,439,405	12,537,661	123,261	145,761	3,752,904	145,761	145,761	2,245,761	6,559,207	19,096,868

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
PER AB 1X 26 - SECTION 34177 (I)(2)(A)

Amended 5/17/2012 per Department of Finance Request:
Wrenna Finche, DOF

City of Stockton, Successor Agency to the Stockton Redevelopment Agency
Name of former Redevelopment Agency: Stockton Redevelopment Agency
Project Area(s): ALL

							JULY - DECEMBER FISCAL PERIOD						July - Dec 2012 payments	JANUARY - JUNE FISCAL PERIOD						Jan - June 2013 payments	Fiscal Year 2012/13 Total
No.	Project Name / Debt Obligation	Payee	Description	Source of Payment	Maturity	Outstanding	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12		Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13		
Bonds																					
1	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2003 Housing COP	Property Taxes	2033	21,605,603			671,372				671,372			318,798				318,798	990,170
2	Low/Mod Housing Bonds	Wells Fargo Corporate Trust	2006 Series C - Revenue Bond	Property Taxes	2037	50,497,406			1,301,982				1,301,982			812,376				812,376	2,114,358
3	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond	Property Taxes	2037	94,322,731			1,659,256				1,659,256			1,341,506				1,341,506	3,000,763
4	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2006 Series B - Revenue Bond	Property Taxes	2013	2,465,862			1,426,082				1,426,082			29,890				29,890	1,455,972
5	Redevelopment Revenue Bonds	Wells Fargo Corporate Trust	2004 Revenue Bond - Arena	Property Taxes	2036	82,317,206			1,516,114				1,516,114			1,054,573				1,054,573	2,570,687
Total						251,208,808	-	-	6,574,806	-	-	-	6,574,806	-	-	3,557,143	-	-	-	3,557,143	10,131,950
June payment to cover fall debt service, due to uneven spring/fall payments.																					
Loans																					
7	State Debt	State Department of Boating and Waterways	DBAW Planning Loan	Property Taxes	2012	34,976		34,976					34,976							-	34,976
8	Fee Deferral	Public Facility Fees	Development Impact fees for 612 Carlton Ave	Property Taxes	2058	143,954							-							-	-
9	Fee Deferral - WorkNet Office Bldg	Public Facility Fees	Development Impact fees for Worknet Office Building	Property Taxes	2059	196,950							-							-	-
10	Fee Deferral - Cineplex	Public Facility Fees	Development Impact fees for Cineplex project	Property Taxes	2012	12,937			4,370				4,370							-	4,370
Total						388,817	-	34,976	4,370	-	-	-	39,346	-	-	-	-	-	-	-	39,346
*Projected payments - four equal annual installments																					
Settlements and/or Judgements																					
11	Agency Vs. Union Oil	Brown & Winters and/or Union Oil	Union Oil Dispute Re: Ground Water Contamination	Property Taxes		2,000,000							-							-	-
12	Price Vs. City of Stockton	California Rural Legal Assistance	Tenant relocation assistance \$1,455,000: \$460,652 expended, remaining obligation \$994,348. Replacement of 185 housing units: 146 completed, remaining obligation 39 units @ 30% of AMI (est cost \$4M). *Subject to final determination by the parties.	Property Taxes		4,994,348							-							-	-
Total						6,994,348	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Active Litigation																					
13	Civic Partners	Freeman, D'Aiuto, Pierce, Gurev, Keeling & Wolf	Developer Claims RDA Breached Contract (Legal defense costs)	Property Taxes		3,000,000	3,000	3,000	3,000	3,000	3,000	3,000	18,000							-	18,000
14	Agency vs. BNSF	Brown & Winters	Contamination at Worknet Site & Southpointe (Litigation expenses)	Property Taxes		826,063	1,000	1,000	1,000	1,000	1,000	1,000	6,000							-	6,000
15	Agency vs. State (Caltrans)	Brown & Winters	Coincides with BNSF case, Caltrans is a former owner (Litigation expenses)	Property Taxes		250,000							-							-	-
16	Agency vs. Colberg	Brown & Winters	Polanco Act corrective action trial (Litigation expenses)	Property Taxes		2,000,000							-							-	-
Total						6,076,063	4,000	4,000	4,000	4,000	4,000	4,000	24,000	-	-	-	-	-	-	-	24,000
*Total outstanding is an estimate, and may not include future settlement/judgement amount. Monthly costs are best estimates of monthly expenses.																					
Project Expenses																					
17	AT&T Datacomm	AT&T Datacomm	Contract for installation of Security Cameras	Bond Proceeds		377,644	377,644						377,644							-	377,644
18	Vintage	Visionary Home Builders	Housing Loan	Property Taxes		210,484	210,484						210,484							-	210,484
19	Community of All Nations	Visionary Home Builders	Housing Loan	Bond Proceeds		102,867	2,867						2,867							-	2,867
21	Wallace Kuhl & Associates	Wallace Kuhl & Associates	South Shore	Property Taxes		30,259	30,259						30,259							-	30,259
22	Condor Earth Technologies	Condor Earth Technologies	Marina Water Quality Testing	Property Taxes		874	874						874							-	874
24	Treadwell and Rollo Inc	Treadwell and Rollo Inc	Parcel 2A & 24 Remediation	Property Taxes		12,055	12,055						12,055							-	12,055
25	Wallace Kuhl & Associates	Wallace Kuhl & Associates	Removal Action Plan for Promenade & South Pointe	Property Taxes		104,956	104,956						104,956							-	104,956
27	D R Jolley Co	D R Jolley Co	McKinley Park caretaker Building Asbestos Removal	Bond Proceeds		5,630	5,630						5,630							-	5,630
32	Hotel Stockton	Hotel Stockotn Investors	Renovation of Hotel Stockton - for affordable housing	Property Taxes		69,426	69,426						69,426							-	69,426
33	Remediation of Areas 24 and 4	City of Stockton	Remediation of lots north and south of Worknet site	Property Taxes		500,000							-							-	-
Total						1,414,195	814,195	-	-	-	-	-	814,195	-	-	-	-	-	-	-	814,195
Assessments																					
34	Downtown Stockton Alliance	Downtown Stockton Alliance	DSA Assessment of RDA owned properties	Property Taxes	2016	200,000							-			50,000				50,000	50,000
Total						200,000	-	-	-	-	-	-	-	-	-	50,000	-	-	-	50,000	50,000
*Assumes properties will be sold no later than 2016																					
Administrative Costs																					
35	Agency Staff & Overhead	Agency Employees through City of Stockton	Existing salary, benefits, and overhead for Agency administration - Property maintenance & management	Administrative Cost Allowance		250,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	250,000
Total						250,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	20,833	20,833	20,833	20,833	20,833	20,833	125,000	250,000
Total Enforceable Obligations						266,532,231	839,028	59,809	6,604,010	24,833	24,833	24,833	7,577,348	20,833	20,833	3,627,977	20,833	20,833	20,833	3,732,143	11,309,491